

305 PERMIT REQUIREMENTS: DEMOLITION

- 305.1 Work considered demolition under the Act shall include, but is not limited to, any of the following, as determined by the Mayor's Agent:
- (a) The removal or destruction of any facade;
 - (b) The removal or destruction of all or a substantial portion of the structural components of the building, such as structural walls, floor assemblies, and roofs;
 - (c) The removal or destruction of all or a substantial portion of the roof along with all or substantially all of one or more exterior walls;
 - (d) The removal or destruction of all or substantially all of an entire wing or appendage of the building, such as a rear ell, unless the wing lacks physical or historic integrity, or is not a character-defining feature;
 - (e) The removal or destruction of a substantial portion that includes character-defining features of the building or structure;
 - (f) The removal or destruction of all or a substantial portion of a designated interior landmark, unless the elements to be removed lack physical or historic integrity, or are not character-defining features; or
 - (g) Any removal or destruction requiring a partial demolition or raze permit under the D.C. Construction Code, including any demolition of non-bearing walls, interior finishes, or other interior non-bearing elements within a building where an interior space has been designated as a historic landmark.
- 305.2 In general, the determination whether a proposal involves destruction of a building "in significant part" shall depend on the extent to which character-defining historic features, historic or structural integrity, historic materials, or ability to convey historic significance would be lost. This decision shall depend on all the facts and circumstances of the case.
- 305.3 The filing of an application for a demolition permit shall be considered to incorporate a request for determination whether the property contributes to the character of a historic landmark or district pursuant to § 704 of this title.

SOURCE: Notice of Final Rulemaking published at 51 DCR 7447 (July 30, 2004).